



And so evolved, this completely different:

## Standard Structural Package For Serenade Homes:

Let's call it our "Green Package";  
It will easily earn the coveted- Green ratings

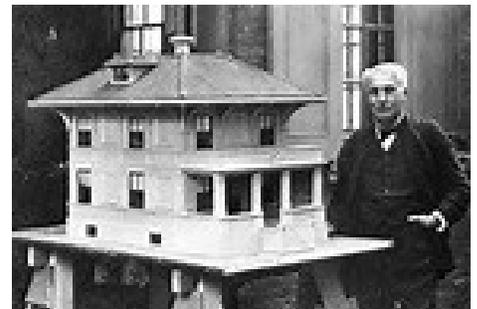
### After a lot of research and study, here's how we feel about the walls:

- No other wall system can begin to match their contribution or performance.
- It's a perfect match for the unique needs of active seniors...tough and affordable.
- It would be difficult to pass them by, when the performance is so awesome.
- They do cost a bit more, wall to wall, but we've made the overall costs about equal.
- Our project is a perfect use: Our buyers value security, affordability, and "Green".

### So here's the package they support; we're calling it our recommended "Standard Green Package":

- **The use of the ICF (Insulated Concrete Forms) walls will be universal and standard. We consider that single change from conventional to be an "ultimate upgrade"!**
  - That alone would lower energy bills by 60%...passively, forever, (see "test results".)
  - While still providing all the other benefits listed....and high "green" designions.
  - Tests show passive geothermal energy helps out considerably.
  - It's the one single selection that needs to be made up front, **or miss it forever!**
  - We'll itemize the many "cost-offsetting" benefits below....so follow this carefully:
- **Advisors recommend all-electric.** Since the overall energy requirement will be severely reduced, the extra cost of all-electric-service would be a very small bump. (Too, as electrical power plants are being built to use natural gas, that bump could easily disappear.) Besides, we can't see creating a pristine inside environment within the walls, and then introducing a flammable gas that requires oxygen to burn, and produces noxious exhaust. While those gases might be generally controlled, the control costs money, and there's always the possibility of catastrophic failures. For the sake of top indoor air quality, we feel we don't need to even risk that, so **we're saying; all-electric.**

All that said, there will be gas in the subdivision, and Lynn could provide access to that, in homes to be built.



- **We'll complement it however, with an appropriate air-exchange "Heat Pump":**
  - The size should be about half of normal requirements, enabled by the walls.
  - Good brands cost only a bit more than a resistance+air conditioner unit.
  - It would shave even more on energy costs.
  - This system will provide for constant air movement, circulation and filtration, considered important in tightly controlled environments.
  - And it would be easy to add humidification, or dehumidification if ever needed.
- **And so, by default, we have electric hot water heating.**
- **Since we're now free to add more upgrades, we intend LED lighting wherever possible.**

• **And...standard shall be..."No Basement", using a concrete slab-on-grade instead.**

- With the concrete walls, we no longer need a basement for safety in storms, as the security we'll be providing on the first floor is just absolute; end of story, and it includes the master closet as an ultra-safe room. We will have considerable storage on the first floor; The garage is oversized, the space in front of parked cars is especially easy to use, with perhaps a waist-high shelf, permitting 2 layers of big boxes. Walls in the garage and utility room would hold shelves for some light storage on all walls. Lynn brought the idea of a pull down stairway in the garage that would access the top of the garage ceiling, which would need a modest fixed plywood floor. That stairway should be of better quality than the rickety ones we often see, and we should advise users to have children or grandchildren help grandma and gramps "use" this space...and the use of a written inventory would probably support its utilization well. With that, and upon the advice of a huge majority of experts that good designs for ageing citizens would eliminate basements...and stairs thereto...if possible, so by eliminating basements, we cut down on the substantial first cost and all of the conditioning and care of that space, and eliminate the dangers of basements, forever...additionally, looking upon the money it would save in construction as additionally support for the ICF wall package and the upgrading of the first floor and its walls. All that said, Lynn feels there are several sites where basements could be built, for buyers with special needs.
- Meanwhile, on the main floor, the master bedroom walk-in closet will make an awesome safe room. The location is perfect, in the middle of the building, just steps from the bed. *We could make that, as an option, a "safe" (to house valuables), by adding a secure door.* Even without that safe room, the outer walls of the home will have 8.5 times the strength of wood walls, that has never been blown down in a hurricane or tornado, nor ever had a 2 x 4 forced through a wall, a common source of injury in high winds otherwise.

Altogether, it's quite a package, with a per square foot cost right among the best around. 7/29/2020



*Edison's concrete walled home, built in 1902, is still looking good today after a residing in 2016.*